



May 20, 2025

City of Parker, CO  
Development Review Division  
20120 East Mainstreet  
Parker, CO 80138

**Subject: LOT 4A, PARKER POINTE SUBDIVISION FILING NO. 1, AMENDMENT NO. 1 SITE PLAN FOR BLACK ROCK COFFEE BAR.**

To whom it may concern:

The following are responses to comments received from the City of Parker – Development Review Division, dated April 09, 2025, regarding the Site Plan Review from the City of Parker.

**Site Plan Redlines:**

**Sheet C3.10:**

1. It appears there are sub-basins that generate storm runoff that enter the proposed drainage system that are not accounted for (Driveway/access tributary areas). These tributary areas will impact the proposed drainage design based on calculations and low points that are not accounted for should be evaluated for any potential issues. Please ensure all tributary areas to the proposed drainage system are accounted for and revise the proposed drainage plans accordingly.
  - The sub-basin that generated storm runoff that enter the proposed Drainage system for the driveway/access tributary areas has been counted for in D1. Please see Revised Post Drainage Map.

**Sheet L1.01:**

2. From the drainage plans it appears proposed Storm Line B is located under the tree. Per 1st review comments: Please note, the minimum offset distance of any trees to edge of storm pipe/inlet is 7 feet per SDECM Section 6.3.3.2. Please adjust plans to accommodate the minimum 7-foot separation.
  - Trees are shown 7' off from pipes. Dimensions Provided.

Please let us know if there are any questions on the above responses.

Thank you for your time and review,

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